



ORDINANCE NO. 12-23

**AN ORDINANCE DECLARING AN ECONOMIC DEVELOPMENT TARGET
AREA FOR JRF MANAGEMENT LLC.
1250 N. Elm Street**

WHEREAS, the Indiana General Assembly has enacted a statute, LC. 6-1.1-12.1 (the "Act"), authorizing certain deductions from the assessed value of new real property Improvements (as defined in the Act) for the purposes of allowing partial abatement of real estate property taxes attributable to redevelopment or rehabilitation in an area that is declared an economic development target area; and

WHEREAS, the Act provides that the Common Council of a city may find that a particular area within the corporate limits of that city is an economic development target area after a recommendation from an Economic Development Commission; and

WHEREAS, the Common Council has established standards and procedures for designation as an economic development target area by passage of Ordinance No. 46-97, as amended (codified as Section 161.05 of the Muncie City Code); and

WHEREAS, the JRF Management LLC, will undertake the construction of a new 9,000 square foot building with a truck loading dock for the purpose of retail sales and requests that the Muncie Common Council designate said area as an economic development target area:

Common Address State	1250 N. Elm Street
Parcel	18-11-03-377-001.000-003
Legal Description	See Attached Exhibit A

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Muncie, Indiana:

1. The Common Council finds and determines that the new 9,000 square foot building with a truck loading dock for the purpose of retail sales to be constructed by JRF Management LLC in the City of Muncie, meets the qualifications for an economic development target area in accordance with the provisions of I.C. 6-1.1-12.1-7 and Ordinance No. 46-97, as amended.

2. The City Clerk shall take such further actions as may be required by Ordinance No. 46-97, as amended, and other applicable ordinances and laws to carry out the purposes of this Ordinance to ensure the eligibility of said new real property improvements for purposes of allowing a deduction from the assessed value of said improvements for five years.

4. This Ordinance shall be in full force and effect from and after its passage by the Common Council with the recommendation from the Economic Development Commission and its approval by the Mayor of the City of Muncie, Indiana. and such publications as may be required by law.

5. The economic development target area designation shall terminate after five years from the date it is in full force and effect.

Passed by the Common Council of the City of Muncie, Indiana this _____ day of _____, 2023.

	Yeas	Nays	Abstained	Absent
Jeff Green	_____	_____	_____	_____
Jeff Robinson	_____	_____	_____	_____
Brandon Garrett	_____	_____	_____	_____
Brad Marshall	_____	_____	_____	_____
Jerry D. Dishman	_____	_____	_____	_____
Roger Overbey	_____	_____	_____	_____
Aaron Clark	_____	_____	_____	_____
Troy Ingram	_____	_____	_____	_____
Roza Selvey	_____	_____	_____	_____

President Muncie Common Council

Presented by me to the Mayor for his approval, this _____ day of _____, 2023.

Belinda Munson, Muncie City Clerk


The above Ordinance is approved/vetoed by me this _____ day of _____, 2023.

Dan Ridenour, Mayor of the City of Muncie

ATTEST:

Belinda Munson, Muncie City Clerk

This Ordinance is proposed by Council Member



This Ordinance is approved in form by Controller



This Ordinance is approved in form by Legal Counsel

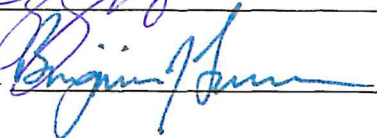


Exhibit A

A part of the Southwest Quarter of Section 3, Township 20 North, Range 10 East in the City of Muncie, Delaware County, Indiana described as follows:

Beginning at a nail on the East line of Elm Street, said name being North 01 degree 34 minutes 44 seconds East 482.75 feet (assumed bearing) from the point of intersection of said East line with the North line of 10th street as laid out and platted in Heath and Lenon Subdivision to the City of Muncie as shown by the Records of Delaware County, Indiana; thence North 01 degree 34 minutes 44 seconds East 215.00 feet to a 5/8 inch rebar; thence South 88 degrees 31 minutes 31 seconds East 550.48 feet to a 5/8 inch rebar on the West line of a tract of ground described in Deed Record 1988 pages 2488-2489, Records of Delaware County, Indiana; thence South 01 degree 21 minutes 40 seconds West 42.29 feet to the corner of said tract; thence South 87 degrees 48 minutes 05 seconds East 26.36 feet; thence South 01 degree 34 minutes 44 seconds West 161.75 feet to a nail; thence North 89 degrees 34 minutes 51 seconds west 577.12 feet to the point of beginning, containing 2.75 acres, more or less.

MUNCIE

APPLICATION FOR TAX ABATEMENT REAL PROPERTY

This completed application, along with a \$250 non-refundable fee and including a map identifying the general location, should be signed by the owner (or representative) of the new real property improvements and submitted to:

Muncie City Council
c/o Economic Development Commission
300 N. High Street
Muncie, IN 47305
Phone: (765) 747-4853
Please type or print.

Date: 10 Apr 2023 Name of Company: JRF Management LLC

1. Address of Property: 1250 2000 N Elm St Muncie IN

2. Current Zoning: Intense Industrial

3. Legal Description: PT SW QTR 503 T20 R10 2.75 AC

4. Property Owner (s):

5. Owner's Representative:

Name: JRF Management LLC

Name: Joe Jackson

Address: 1928 N Elm St.
Muncie IN 47303

Address: 1924 N Elm St
Muncie IN 47303

6. Is Property / Facility Served by Utilities? Yes ☒ No ☐

7. Are Present Utilities Adequate for New Physical Improvements? Yes ☒ No ☐

8. If Not, Please Explain: _____

9. Briefly Describe: The New Physical Improvements. How the Property will be used. The projected costs.

9000 sq ft Bldg w/ Truck Dock - Will be a retail
store for sale of close outs

10. Taxes: Amount of last real property assessment: \$ 100 part of larger property
Amount of last real property taxes: \$ 30

(Please attach a copy of your latest paid tax receipts to this form)

11. Total number of employees currently working for the company: Full Time 3 Part Time 0

If applicable, how long before part-time employees become full-time employees? N/A

12. Number of Minorities: 0 Number of Females: 0 Number of Handicapped: 013. What percentage of employees are City of Muncie residents? 67 %14. Number of new employees to be added as a result of the abatement: 4 construction15. Number of jobs retained as result of the project: 3 Actual (+-) jobs 4

16. Please answer the following additional questions regarding the total compensation package:

Fringe Benefits:Health Insurance (Y or N) Y; %paid by employer: 50 % %paid by employee: 50 %Pension (Y or N) N; %paid by employer: NR % %paid by employee: NR %Wage Package:Starting Wage: \$ 14.⁰⁰; High Wage: \$ 20.⁰⁰; Average Wage: \$ 16.⁰⁰17. Does applicant intend to seek any further additional relief from property taxes on this property? (Y or N)

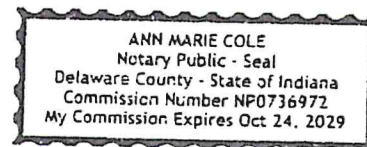
Applicant agrees that in consideration of the mutual performance of the process associated with the grant of the tax abatement by the Applicant and the city of Muncie, Indiana, and the grant of the abatement sought, the applicant agrees and warrants that the Applicant is aware of, and will comply with any and all procedures and criteria as set forth under State Law or by ordinance of the city of Muncie. It is expressly understood and agreed that such procedures and criteria include, but are not limited to, compliance requirements, wage requirements, and addition and retention of employees.

I swear or affirm under penalties for perjury that the above information and representations on this application and Form SB-1 are true and complete.

Joe Jackson member 10 Apr 2023
Name Title Date

Notary PublicSubscribed and sworn to before me this 10th day of April, 2023

Ann Marie Cole
Notary Public

Resident of Delaware County, Indiana.My Commission Expires: October 24, 2029

Notice: Your signature above indicates that you are aware that you must annually file both Form CF-1 (Compliance with Statement of Benefits), and Form 322 ERA (Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas) by the dates indicated on the respective forms in order to actually receive your deduction.

General Information		#	Plumbing	TF
Occupancy	Canopies - Commercial		Full Bath	
Description	Canopies - Commercial	0	Half Bath	
Story Height	N/A		Kitchen Sinks	
Style			Water Heaters	
Finished Area			Add Fixtures	
Make			Total	
Floor Finish			Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		Bedrooms	
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet		Living Rooms	
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished		Dining Rooms	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		Family Rooms	
<input type="checkbox"/> Parquet			Total Rooms	
Wall Finish			Heat Type	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished			
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other			
<input type="checkbox"/> Fiberboard				
Roofing				
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal		<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle				
Exterior Features				
Description			Area	Value

Structures	Center Commercial/IN	2/2
Cost Ladder		
Floor Constr	Base Finish	Value
1		Totals
2		
3		
4		
1/4		
1/2		
3/4		
Attic		
Bsmt		
Crawl		
Slab		
Total Base		
Row Type Adj.		
Adjustments		
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Healing (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		
Sub-Total, One Unit		\$0
Sub-Total, 1 Units		\$0
Exterior Features (+)		\$0
Garages (+) 0 sqft		\$0
Quality and Design Factor (Grade)		138,688.80
Location Multiplier		0.88
Replacement Cost		\$122,045

Specialty Plumbing			Count	Value
Description				
Eff	Eff Co	Base	Adj	RC
Year	Age nd	Rate	Rate	
1927	95 VP	0.88		8000sqft
1927	95 VP	0.88		27000sqft
1950	72 P	\$2.81	\$20.84	3,000 sqft
1954	68 VP	0.88	0.88	82' x318'
1950	72 A	0.88	0.88	12'x26'
Summary of Improvements				

FOR SECURITY PURPOSES, THE BACK OF THIS DOCUMENT CONTAINS A COLOR COPY OF THE BACKGROUND AND MICR PRINTING IN THE ORDER

JRF MANAGEMENT, LLC
1924 N ELM STREET
MUNCIE, IN 47303-2145

JPMORGAN CHASE

1960

4/10/2023

PAY TO THE
ORDER OF

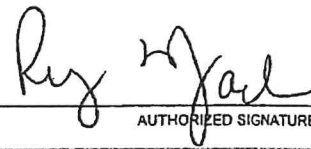
City of Muncie

**250.00
\$

Two Hundred Fifty and 00/100

DOLLARS

City of Muncie
300 N High Street
Muncie, IN 47305


AUTHORIZED SIGNATURE

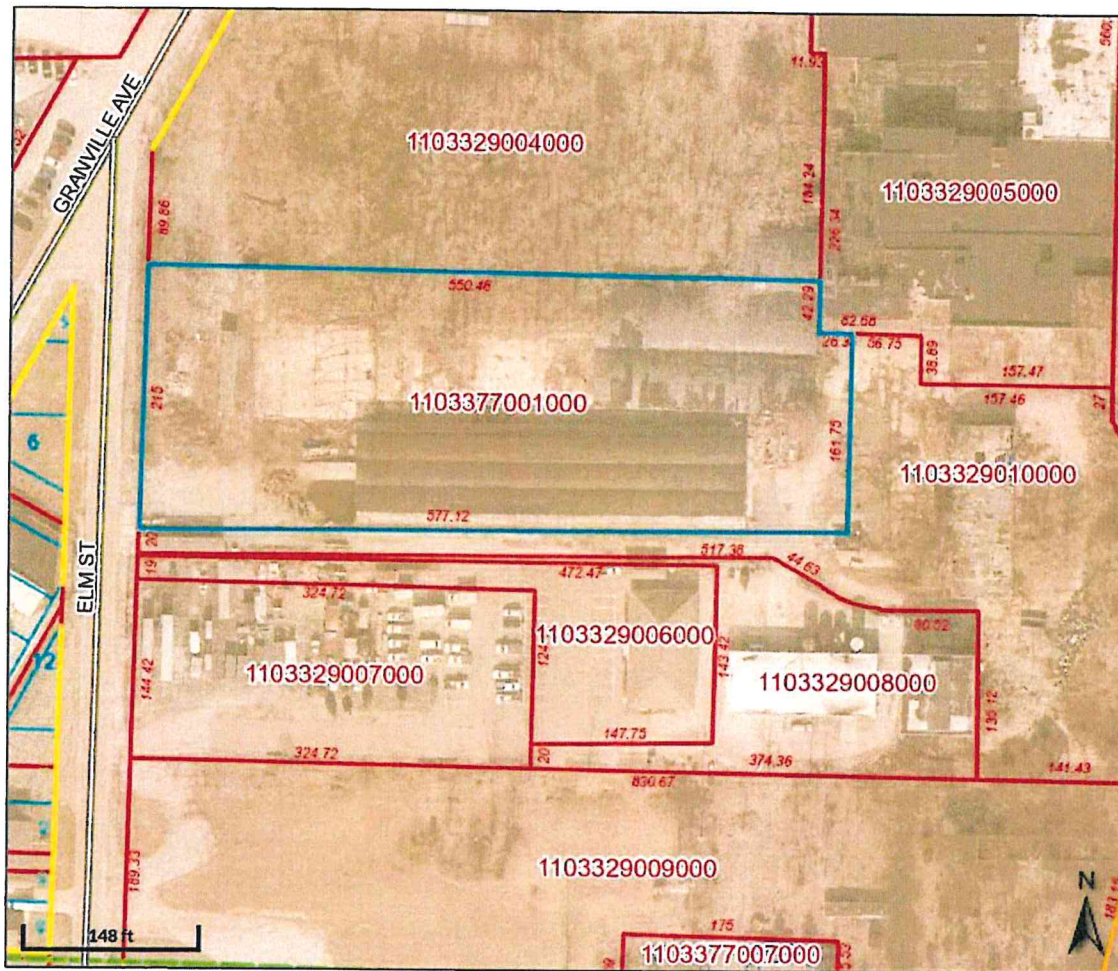
MEMO

SECURITY FEATURES INCLUDED. DETAILS ON BACK

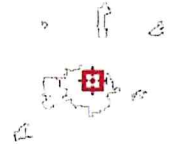
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BeaconTM Delaware County, IN



Overview



Legend

Major Roads

- INTERSTATE
- MAJOR ROAD
- STATE ROAD
- US HIGHWAY
- Geocoded Streets
- RR Lines
- Airport Runways

Cadastral Line

- Geographic Township Line
- Lot Line
- Misc Line
- Parcel Line
- Political Township Line
- Railroad Centerline
- Railroad ROW
- Road Centerline
- Road ROW
- Section Line
- Subdivision Line
- Unknown
- Water Line
- <all other values>
- Parcels
- Muncie Parks
- Major Waterbodies
- Lakes and Ponds

Parcel ID 1103377001000 Alternate ID 18-11-03-377-001.000-003
Sec/Twp/Rng n/a Class Other Commercial Structures
Property Address 1250 N ELM ST Acreage 2.75
MUNCIE
District MUNCIE
Brief Tax Description PT SW QTR S03 T20 R10 2.75 AC
(Note: Not to be used on legal documents)

Owner Address JRF MANAGEMENT LLC
1924 N ELM ST
MUNCIE, IN 47303

Land Records: The land record layers including parcel information is a work in progress. Some errors and commissions have occurred in the transfer of property information from paper plat books to the digital format that is available on this website. Delaware County is currently working to identify and correct this issues. Land records displayed on this site are for GRAPHIC REPRESENTATION AND INFORMATION RETRIEVAL PURPOSES ONLY. Refer to official deeds and surveys for detailed parcel information. Delaware County makes no warranties for the accuracy or completeness of this information.